

The Board of Assessment Appeals

Town of Goshen
North Street
Goshen, CT 06756
March 10, 2023 6:00PM
Special Meeting

Present: Board of Assessment Appeals members Donna Molon, Audrey Blondin, Henrietta Horvay (Alternate) and Chairman Robert Harmon. BAA Clerk Denise Leclair

Call Meeting to Order: Robert Harmon called the meeting to order at 6:00PM.

Property Owner: Brian Cohen

Represented by Brian Cohen

Property- 180 East Hyerdale

Reason for appeal- Cohen feels that the assessment is too high. He discussed with the Board recent sales comps. He has not made any improvements since purchasing the property in 1987 except for installing new roof shingles in 2001. He states that all appliances and bathroom fixtures are original. He suspects that he will need a new roof and skylights within the next 5 years. He feels that a more accurate value of his property should be \$1,349,000. He agreed to allow the BAA to visit the property – he could make himself available sometime next week.

Property Owner: Olga Skobelsky/Laurent Pariente

Represented by : Cancelled via email on 3/9/2023

Property- 19 Cornwall Drive

Reason for appeal- N/A

Property Owner: Robert Graham

Property- 126 School Hill Road

Represented by Robert Graham

Reason for appeal- Graham feels that the new assessment is inflated. This property is appraised at \$239,620 and he feels that it should be lowered to \$167,730 due to lot limitations. It is a very narrow lot. No further documentation was provided.

Property Owner: Eric Muller

Property-3883 Hall Meadow Road

Represented by Eric Muller

Reason for appeal- Muller feels that the assessment is too high based on the condition of the residence and the location –adjacent to a highway. He showed the Board photos of the interior and exterior of his home on his cellphone. He agreed to follow up with an email to include the photos that were shown to the board. He states that numerous repairs are needed inside and out. The appellant value's his property at \$128,810. No further documentation was provided.

Property Owner: Marissa Wright

Property Represented - Marissa Wright

Property-226 Sharon Turnpike

Reason for appeal- Does not feel that she has any Personal Property that should be taxed. The appellant did not understand the reason why she received a Personal Property Declaration. She thought it was because she had chicken coops on her property. She confirmed that she is the owner of an organic egg, vegetable and fruit farm. She also stated that she has a CSA. She states that she has approximately \$500 in manual tools. The Board provided her with a Personal Property Declaration and explained the purpose of the form and the type of assets to record on the form. She was asked to return the completed form to the Assessor's office early next week.

Property Owner: William Nolte

Represented by Mark Harris

Property –Sandy Beach Road

Reason for appeal- Mark Harris was the agent representing the owner of this property. Mark discussed that this is an undeveloped lot that cannot be built on. The lot is across the street from their cottage located at 100 Sandy Beach Road. The cottage lot has a non-compliant septic. The Nolte's attempted to obtain permission to drill a well on the undeveloped lot but it was denied by Torrington Area Health. He states that this lot should be valued at \$10,000 -the only purpose this lot could have would be potentially as a parking lot.

Property Owner: Tracey & David Mazrek

Property-Sandy Beach Road

Represented by Tracey & Mark Harris (Agent)

Reason for appeal – Mazrek states that the undeveloped lot is located across the street from their home on 112 Sandy Beach Road. She states that the property is only 50 feet wide and is .23 acres and as such it cannot meet the requirements to build a residence on it. The Appellants also stated that the property has little value except as a parking space or to remain undeveloped. All of the abutting properties are separately owned. They believe that the value should be \$10,000.

Property Owner: Jeffrey & Laura Olanoff

Property-108 West Hyerdale

Represented by Attny Brian McCormick and Appraiser Rob Jerram

Reason for appeal – Attny McCormick stated that this property is considered a "2nd Tier" lot but has very limited water views due to the way it is situated on the lot. It is a modest one level home and it went up in value approximately 48%. He stated that it is not high-end and provided the board with various other comps. Jerram was hired and stated that he did 2 different appraisals. One appraisal was for when the property was purchased in August 2020 and the other for October 2022. Appraiser Jerram values the property at \$675,000. However, Attny McCormick was asking that the house be valued at \$660,000. When asked if the Board could visit the property McCormick stated that the owners are out of town until next week.

Adjournment: Donna Molon made a MOTION to adjourn the meeting. The MOTION WAS SECONDED by Robert Harmon at 8:12PM. The MOTION Carries.

Respectfully submitted,
Denise T. Leclair
Clerk for the Board of Assessment Appeals

Received March 15, 2023 @ 2:17 P.M.
Attest Barbara Z. Burr
Goshen Town Clerk